



# Dispute Resolution Services

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Residential Tenancy Branch  
Office of Housing and Construction Standards

## **DECISION**

Dispute Codes      FF, MND, MNSD, MNR, MNDC, OPC, OPR

### Introduction

A substantial amount of documentary evidence, photo evidence, and written arguments has been submitted prior to the hearing. I have thoroughly reviewed all submissions.

I also gave the applicant the opportunity to testify at the hearing.

The respondent was served with notice of the hearing by registered mail that was mailed on April 20, 2011, but did not join the conference call that was set up for the hearing.

All testimony was taken under affirmation.

### Issue(s) to be Decided

This is a request for a monetary order for \$5,250.00

### Background and Evidence

The applicant testified that:

- The tenants caused extensive damage to the rental unit and as a result they have had excessive repair costs and have also suffered lost rental revenue.
- The tenants had dogs in the rental unit that caused extreme damage, including such things as chewing doors and doorframes, destroying carpets, scratching walls, destroying the laminate flooring, digging up the whole yard, the dogs even ate window coverings, and destroyed blinds.



- The tenants failed to return any keys at the end of the tenancy and therefore the locks all had to be changed.
- The tenants failed to return the garage door opener at the end of the tenancy.
- The tenants failed to pay the April 2011 rent, putting a stop payment on the cheque.
- The landlord has also lost the rental revenue for the month of May 2011 due to the condition in which the rental unit was left.
- The tenants left a large amount of garbage behind at the end of the tenancy.

The applicants are therefore requesting an order as follows:

Invoice paid for repair of major damages	\$4042.50
Cleaning the rental unit	\$175.00
Carpet cleaning	\$154.56
Property management/tenant placement fee	\$672.00
Yard work and garbage removal	\$190.00
Replace laminate flooring	\$911.43
Replace garage door opener	\$50.00
Replace damaged blinds	\$150.00
Outstanding April 2011 rent	\$1200.00
Lost rental revenue for May 2011	\$1200.00
Filing fee	\$100.00
Total	\$8994.45

### Analysis

It is my decision that the applicant has shown that the tenants left the rental unit excessively damaged and dirty.

It is also my finding that the landlord has shown that they have had repair and cleaning costs totalling \$5,922.45.



The landlord has also shown that the tenant failed to pay the April 2011 rent of \$1200.00, and that the landlord has lost the rental revenue for the month of May 2011 in the amount of \$1200.00.

The landlord also had to pay a property management/re-renting fee of \$672.00.

Therefore including the \$100.00 filing fee, the landlord has established costs and/or losses totalling \$8,994.45

The landlord is however limited to the \$5,250.00 amount claimed on the application.

The landlord is at liberty however to file a second application to recover the amounts over and above the \$5,250.00.

### Conclusion

I have issued a monetary order in the amount of \$5,250.00.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: June 02, 2011.

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Residential Tenancy Branch